



City of Somerville

ZONING OVERHAUL

www.somervillezoning.com

October 29, 2019

Public Comment closes this Friday November 1st

Contact the the Planning Division with feedback at:

planning@somervillema.gov

TONIGHT'S AGENDA

- 1. Upcoming Meeting Schedule**
2. Lot Coverage
3. Permeable Surfaces
4. Green Score
5. District Adjacencies
6. Formula Businesses
7. Development Benefits (Article Organization only)



October 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

OCT 29

NOV 1

NOV 7

NOV 19

DEC ??

Surfaces, Coverage, Green Score, Adjacencies

Public Comments Close

Earliest Planning Board Recommendation

Sustainability Night

Amendments Review?



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Existing Standards

Ground Coverage

The % of a lot within the outside lines of the exterior walls of all **buildings** [], **except garages and carports** in RA & RB, but including porches, decks, breezeways, balconies, and bay windows, and **patios**, except patios not more than six (6) inches above grade.

Pervious Area

The area of a lot covered by surfaces or materials that allow for the movement or passage of water into soils below including, but not limited to, areas of a lot covered by soil/mulch, vegetative matter, permeable pavers, green roofs, or other materials [].

RA District

RB District

	RA District	RB District
Ground Coverage (max)	50%	50%
Pervious Area (min)	35%	35%
Landscaped Area (min)	25%	25%



Proposed v4 Standards

Lot Coverage

The maximum area (%) of a lot that is permitted to be covered by **structures** **and** **impermeable surfaces**.

Pervious Area

The area of a lot covered by mulch, vegetation, and permeable, pervious, or porous paving or materials that reduce or eliminate the amount or rate of storm water runoff directed into the sewer or storm system.

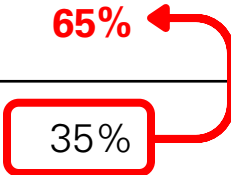
NR District

Lot Coverage (max)*	60%
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* The remainder the lot area **must be permeable**

Comparison of Standards

	Existing Zoning - RA/RB District	Proposed Zoning - NR District	Result
Ground/Lot Coverage (max)	50%	60%	
> Ground Coverage Reality*	65%	60%	Max. Decreased (Stricter)
Pervious Area (min)	35%	40%	Min. Increased (Stricter)



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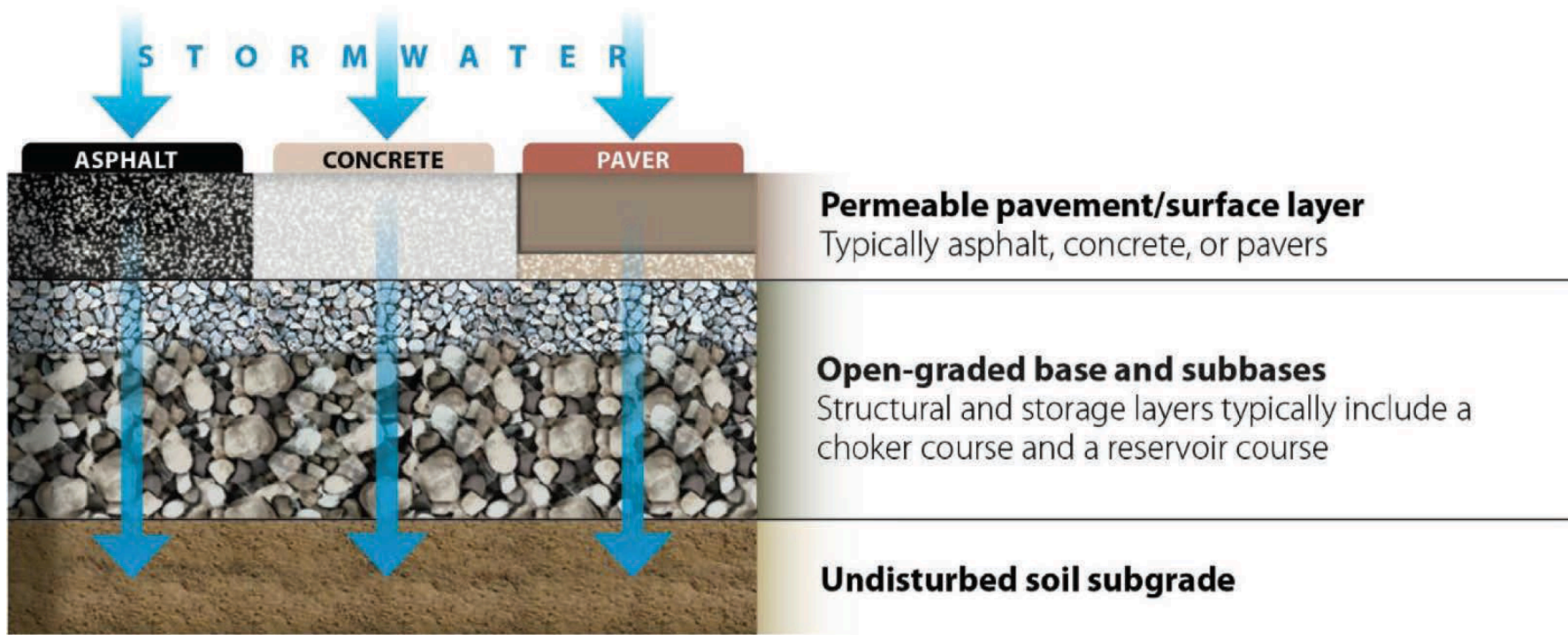
v4 Definitions

Lot Coverage

The maximum area (%) of a lot that is permitted to be covered by **structures** **and** **impermeable surfaces**.

Pervious Area

The area of a lot covered by mulch, vegetation, and **permeable, pervious, or porous paving** or materials that reduce or eliminate the amount or rate of storm water runoff directed into the sewer or storm system.



Improved v4 Definitions

Lot Coverage

The maximum area (%) of a lot that is permitted to be covered by **structures** **and** **impermeable surfaces**.

Permeable Area

The area of a lot that is landscaped or covered by porous asphalt, pervious concrete, paving stones, or grass pavers.

Improved v4 Definitions

Lot Coverage

The maximum area (%) of a lot that is permitted to be covered by **structures and impermeable surfaces**.

Permeable Area

The area of a lot that is landscaped or covered by porous asphalt, pervious concrete, paving stones, or grass pavers.

Porous Asphalt

Concrete made from bitumen and large aggregates that leave open voids allowing for water to pass through the pavement.

Pervious Concrete

Concrete made from cement and large aggregates that leave open voids allowing for water to pass through the pavement.

Paving Stones

Brick, stone, or concrete blocks with permeable joints.

Grass Pavers

A type of open-cell paving stone filled with soil and planted with turf grass.

v4 Measuring Standards

2.4 Standards & Measurements

C. Lot Development

i. Lot Coverage

- a). The maximum area of a lot that is permitted to be covered by structures and impermeable surfaces. Structures are measured from the outside of the exterior walls at the ground story, including covered porches and other building components.

Improved v4 Measuring Standards

2.4 Standards & Measurements

C. Lot Development

i. Lot Coverage

- a). The maximum area of a lot that is permitted to be covered by structures and impermeable surfaces.
- b). Structures are measured from the outside of the exterior walls at the ground story, including covered porches and other building components.
- c). The PERMEABLE AREA of POROUS ASPHALT, PERVIOUS CONCRETE, PAVING STONES, or GRASS PAVERS is calculated using the **runoff coefficient** provided by the manufacturer.

Improved v4 Measuring Standards

2.4 Standards & Measurements

C. Lot Development

i. Lot Coverage

- a). The maximum area of a lot that is permitted to be covered by structures and impermeable surfaces.
- b). Structures are measured from the outside of the exterior walls at the ground story, including covered porches and other building components.
- c). The PERMEABLE AREA OF POROUS ASPHALT, PERVIOUS CONCRETE, PAVING STONES, or GRASS PAVERS is calculated using the runoff coefficient provided by the manufacturer.

Runoff Coefficient A number relating the amount of stormwater runoff to the amount of precipitation received. Larger values indicate low permeability and higher storm water runoff and lower values indicate higher infiltration permeability and lower storm water runoff.

Example #1: A 100 sq. ft. patio made from paving stones with a runoff coefficient of 0.5 is equal to 50 sq. ft. of permeable area. (100 sf – 50% = 50 sf)

Example #2: A 1,000 sq. ft. parking area for 3 motor vehicles made from porous asphalt with a runoff coefficient of 0.1 is equal to 900 sq. ft. of permeable area. (1,000 sf – 10% = 900 sf)

TONIGHT'S AGENDA

1. Upcoming Meeting Schedule
2. Lot Coverage
3. Permeable Surfaces
- 4. Green Score**
5. District Adjacencies
6. Formula Businesses
7. Development Benefits (Article Organization only)



Green Score

A performance-based environmental landscape standard intended to increase the amount and quality of landscaping in a dense urban environment while allowing flexibility for property owners and designers to efficiently use their land.

The minimum Green Score indicated is equivalent to (*but not equal to*) a percentage of lot area.

District	Building Types	Green Score (min)	Green Score (ideal)
Neighborhood Residence	All	0.35	0.40
Urban Residence	All	0.35	0.40
MR3 & MR4	All	0.25	0.30
MR5 & MR6	All	0.20	0.25
FAB, CC, CI, CB	All	0.20	0.25

10. DEVELOPMENT STANDARDS

Green Score

10.4 GREEN SCORE

1. Overview

- Green Score is a performance-based environmental landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area (in square feet) of a lot.
- Calculation of the green score uses a value based system to incentivize landscape elements and site design that contributes to the reduction of storm water runoff, the improvement of urban air quality, mitigation of the urban heat island effect, and improved well-being of residents and visitors.
- The result of the green factor calculation relates to an increase in the environmental performance and quality of urban landscape features.

2. Applicability

- This section is applicable to the construction of a new principal building and to the modification, interior renovation, or both of an existing principal building that exceeds one hundred percent (100%) of the assessed value of the building, as identified on the most recent tax list maintained by the Assessor's Office of the City of Somerville, within any twelve (12) month period.

3. Compliance & Enforcement

- Real property must achieve a Green Score as indicated elsewhere in this Ordinance for each building type. Refer to the provisions of each zoning district for more information.
- The Building Official shall establish standards for the administration of this Section.

4. Calculation

- Green Score is calculated as follows:
 - Determine total lot area.
 - Calculate the area of each proposed landscape element for each category identified in the first column of Table 10.3 (a). Certain types of plantings use the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.3 (a).
 - Multiply the area in square feet, or the equivalent square footage, of each landscape element by the assigned multiplier identified in the third column of Table 10.3 (a) plus any bonus on Table 10.3 (b) to determine the weighted score of each element.
 - Add the weighted score of all landscape elements together.
 - Divide the resulting sum by the area of the lot to determine the final Green Score.
 - If necessary, redesign the landscape plan to achieve the required Green Score.

TABLE 10.3 (a) Green Score Calculation

	Credit	Multiplier
Soils		
Landscaped area with a soil depth < 24 inches	actual sf	0.3
Landscaped area with a soil depth => 24 inches	actual sf	0.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel		
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5
Groundcovers		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
Plants		
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf.	0.3
Trees		
Small Tree	50 sf.	0.6
Large Tree	450 sf.	0.6
Preserved Tree	65 sf.	0.8
Engineered Landscape		
Vegetated Wall	actual sf	0.7
Rain gardens, bioswales, and stormwater planters.	actual sf	1.0
Green Roof with up to 6" of growth medium	actual sf	0.2
Green Roof with 6"-10" of growth medium	actual sf	0.4
Green Roof of 10"-24" growth medium	actual sf	0.6
Green Roof of over 24" growth medium	-	per individual landscape elements

10. DEVELOPMENT STANDARDS

Green Score

b. Bonuses

- Review Boards may establish additional bonuses than those listed on Table 10.3 (b) to achieve other city policy objectives based on the recommendations of the Director of Transportation & Infrastructure.
- Each additional bonus may have a multiplier up to one-tenth (0.1) for each bonus.

5. Eligibility

- All landscape elements must meet eligibility and quality standards established by the Director of Transportation & Infrastructure to ensure the long-term health, viability, and coverage of plantings.

6. Measurement

- If multiple landscape elements identified in the first column of Table 10.3 (a) occupy the same area, for example groundcover under a tree, the full square footage or equivalent square footage of each element is counted.
- For trees, large shrubs, and large perennials, use the equivalent square footage indicated on Table 10.3 (a). sq ft
- For vegetated walls, the area calculated is the height times the width of the area to be covered by vegetation.
- For all elements other than trees, large shrubs, large perennials, and vegetated walls, square footage is calculated as the area of a horizontal plane that is over the landscape element.
- Landscape elements may qualify for bonus credits in addition to the standard green factor categories used to determine the green factor score.

FIGURE 10.3 (c) Stacking Landscape Elements

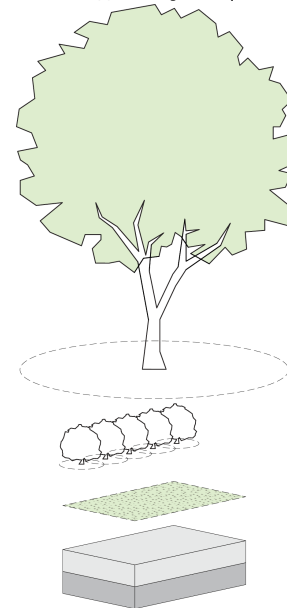


TABLE 10.3 (a) Green Score Bonuses

	Credit	Multiplier
Bonus Credits		
Publicly visible landscape	-	0.1
Native species	-	0.1
High value species	-	0.1
50% of irrigation is harvested rainwater	-	0.1
Food cultivation	-	0.1
De-paved lot area	-	0.1



Lot Area= **10,000**
Area or Number

Washington DC: Green Area Ratio

Seattle: Green Factor

Somerville: Green Score

Ground/Underground

	Area or Number	Sq Ft Credit	Multiplier	Weighted Area	GAR Value		Sq Ft Credit	Multiplier	Weighted Area	GAR Value		Sq Ft Credit	Multiplier	Weighted Area	GAR Value	
Depth of soil less than 24"	4,000	actual sq ft	0.3	1200	0.120	36%	actual sq ft	0.1	400	0.040	31%	actual sq ft	0.3	1200	0.120	33%
Depth of soil greater than 24"		actual sq ft	0.6	0	0.000	0%	actual sq ft	0.6	0	0.000	0%	actual sq ft	0.6	0	0.000	0%
Porous pavement																
Shallow (under 24")		actual sq ft	0.4	0	0.000	0%	actual sq ft	0.2	0	0.000	0%	actual sq ft	0.2	0	0.000	0%
Deep (over 24")		actual sq ft	0.5	0	0.000	0%	actual sq ft	0.5	0	0.000	0%	actual sq ft	0.5	0	0.000	0%
Bioswale/Bioretenention		actual sq ft	0.4	0	0.000	0%	actual sq ft	1.0	0	0.000	0%	actual sq ft	1.0	0	0.000	0%

Vegetation

Mulch, lawn	1,500	actual sq ft	0.2	300	0.030	9%	actual sq ft	0.1	150	0.015	12%	actual sq ft	0.1	150	0.015	4%
groundcovers other plants <2' at maturity	2,500	actual sq ft	0.2	500	0.050	15%	actual sq ft	0.1	0	0.000	0%	actual sq ft	0.2	500	0.050	14%
Plants >2' at maturity	30															
Plants >2' at maturity	30	9	0.3	81	0.008	2%	12	0.3	108	0.011	8%	12	0.3	108	0.011	3%
New Trees																
Small Tree (<30ft)	2	50	0.5	50	0.005	1%	75	0.3	45	0.005	3%	50	0.6	60	0.006	2%
Small-Medium Tree		-	-	-	-		150	0.3	0	0.000	0%	-	-	-	-	
Medium-Large Tree		-	-	-	-		250	0.4	0	0.000	0%	-	-	-	-	
Large Tree (=>30ft)	2	250	0.6	300	0.030	9%	350	0.4	280	0.028	21%	450	0.6	540	0.054	15%
Preserved Tree																
S (up to 12)		250	0.7	0	0.000	0%	-	-	-	-	0%	-	-	-	-	
M (12-18)		600	0.7	0	0.000	0%	-	-	-	-	0%	-	-	-	-	
L (18-24)	1	1300	0.7	910	0.091	27%	-	-	-	-	0%	-	-	-	-	
XL (24in+)		2000	0.8	0	0.000	0%	-	-	-	-	0%	-	-	-	-	
Variable (enter DBH)	20	-	-	-	-		20	0.8	320	0.032	25%	65	0.8	1040	0.104	29%
Vegetated Wall		actual sq ft	0.6	0	0.000	0%	actual sq ft	0.7	0	0.000	0%	actual sq ft	0.7	0	0.000	0%
Green Roof																
Depth <2 inches		actual sq ft	0.6	0	0.000	0%	actual sq ft	0.4	0	0.000	0%	actual sq ft	0.3	0	0.000	0%
Depth >2-4 inches		actual sq ft	0.8	0	0.000	0%	actual sq ft	0.7	0	0.000	0%	actual sq ft	0.6	0	0.000	0%

Bonuses

0.334

0.130

Green Score= 0.360

Required = 0.350
Target = 0.400

Green Area Ratio



GUIDEBOOK



FOOD CULTIVATION SOILS
 energy PERMEABLE PAVING
 GREEN ROOF ENHANCED TREE GROWTH SYSTEM
 NATIVE PLANTS TREES HARVESTED STORMWATER
 BIORETENTION TREE PRESERVATION
 PLANTS GROUND COVER VEGETATED WALL

DPD Director's Rule 30-2015

Applicant: City of Seattle Department of Planning & Development	Page 1 of 16	Supersedes 10-2011
	Publication: 11/23/15	Effective: 12/22/15
Subject: Standards for Landscaping, including Green Factor	Code and Section Reference: Ch. 23, Land Use Code Ch. 25, Environmental Protection and Historic Preservation (SEPA)	
	Type of Rule Review Criteria	
	Ordinance Authority 3.06.040 SMC	
Index: Land Use Code/Technical Standards and Procedural Requirements	Approved (signature on file) Diane M. Sugimura, Director	Date 12/16/15

Index:	page:
Background and purpose	2
Rule	
A. General standards	2
B. Standards for Green Factor elements	6
C. Standards for Green Factor bonuses	9
D. Unusual project configurations	10
E. Permit process	11
F. Enforcement	13
Attachments	14

BACKGROUND AND PURPOSE

This rule provides information about the City's landscape requirements, including Green Factor. It supplements and interprets landscape requirements in the Land Use Code (SMC Title 23), State Environmental Policy Act (SEPA) regulations (SMC Chapter 25.05), Environmentally Critical Areas (SMC Chapter 25.09) and Tree Protection Code (SMC Chapter 25.11). In the event of a conflict between the requirements of the Seattle Municipal Code (including the Shoreline Master Program,

City of Seattle Department of Planning and Development
 700 Fifth Avenue, Suite 2000, PO Box 34019, Seattle, WA 98124-4019

Diane M. Sugimura, Director



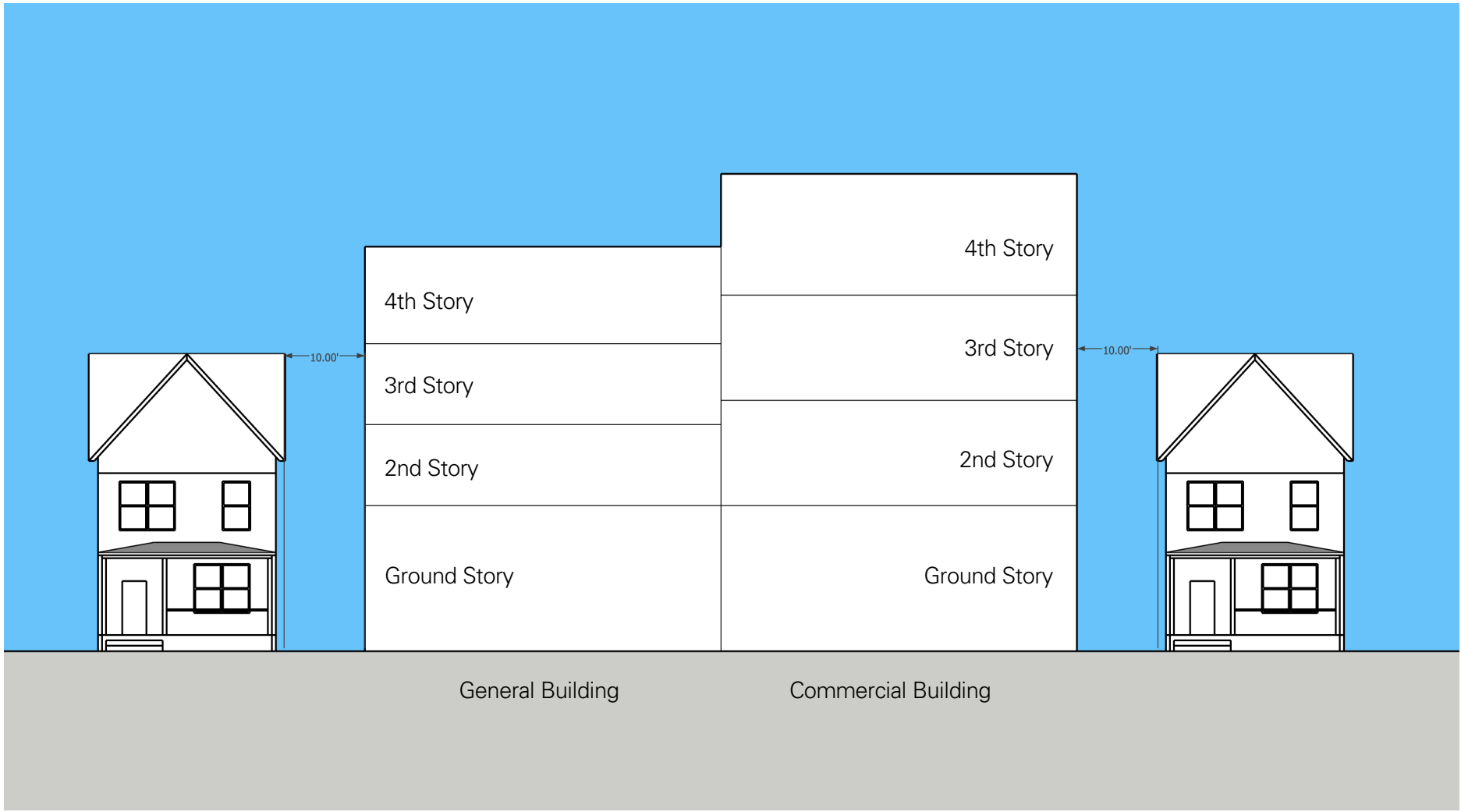
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Setbacks

Primary Front Setback (min/max)	2 ft	12 or 15ft
Secondary Front Setback (min/max)	2 ft	12 or 15 ft
Side Setback (min)	0 ft	
Side Setback abutting NR or LHD (min)	10 ft	
Rear Setback (min)	--	
Alley	0 ft	
No Alley	10 ft	
No Alley abutting NR or LHD	15 ft	



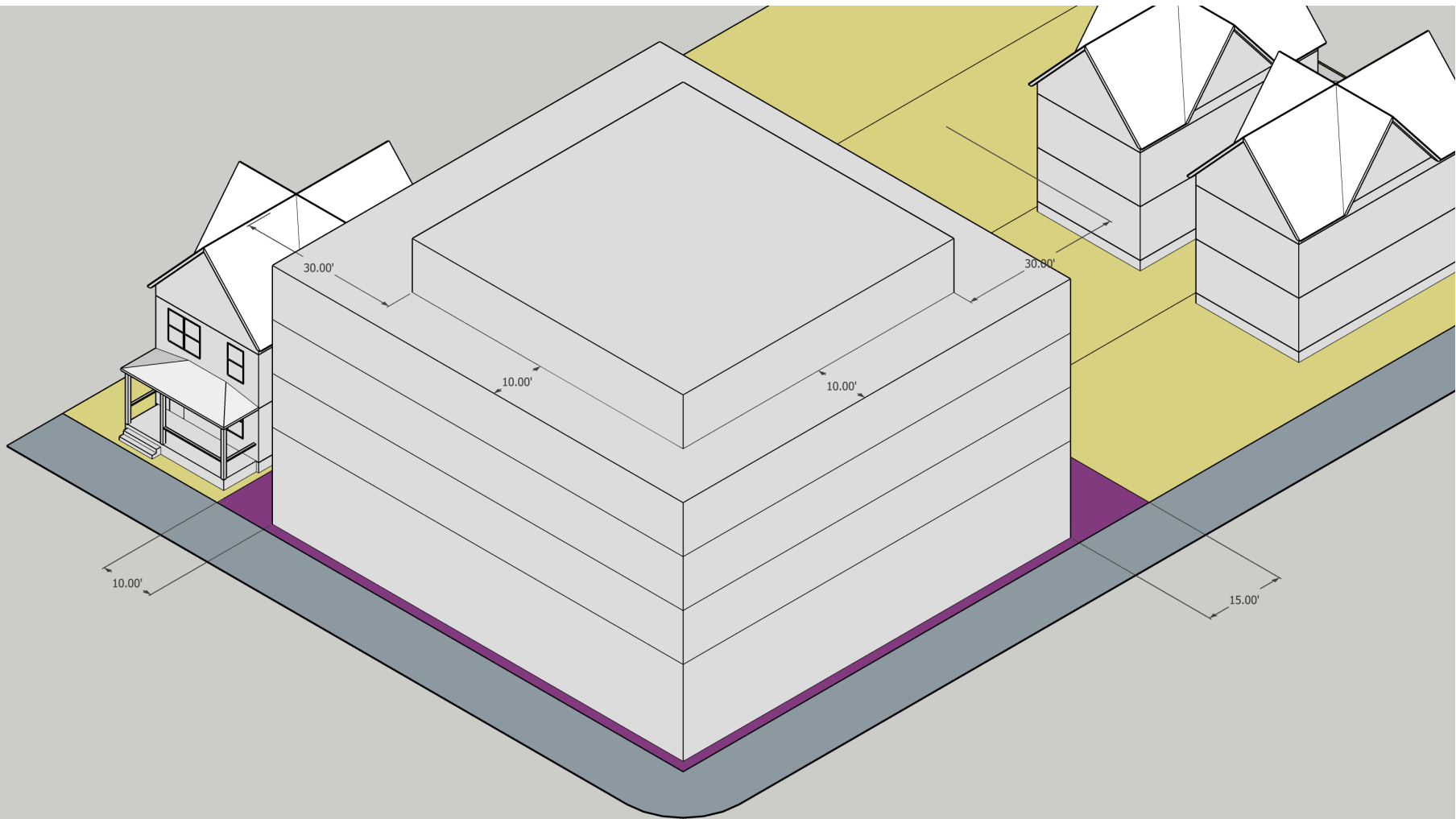


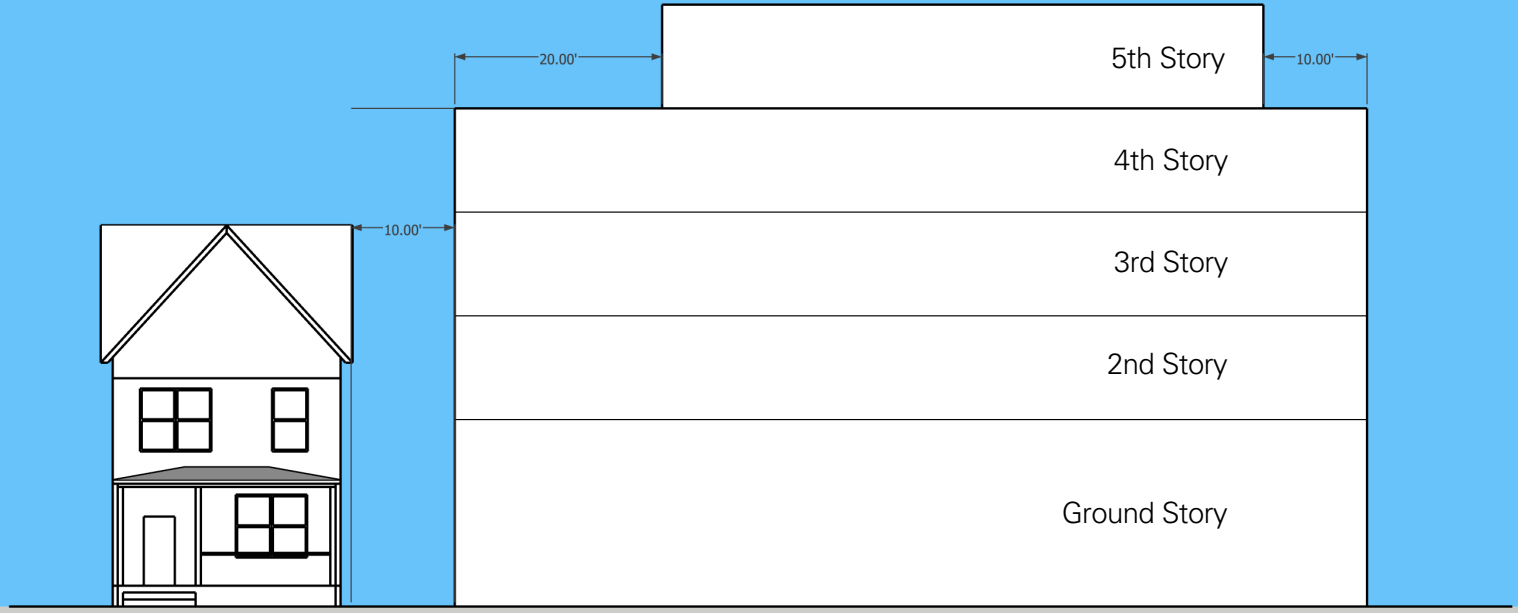
MR5 & MR6 Step-Backs

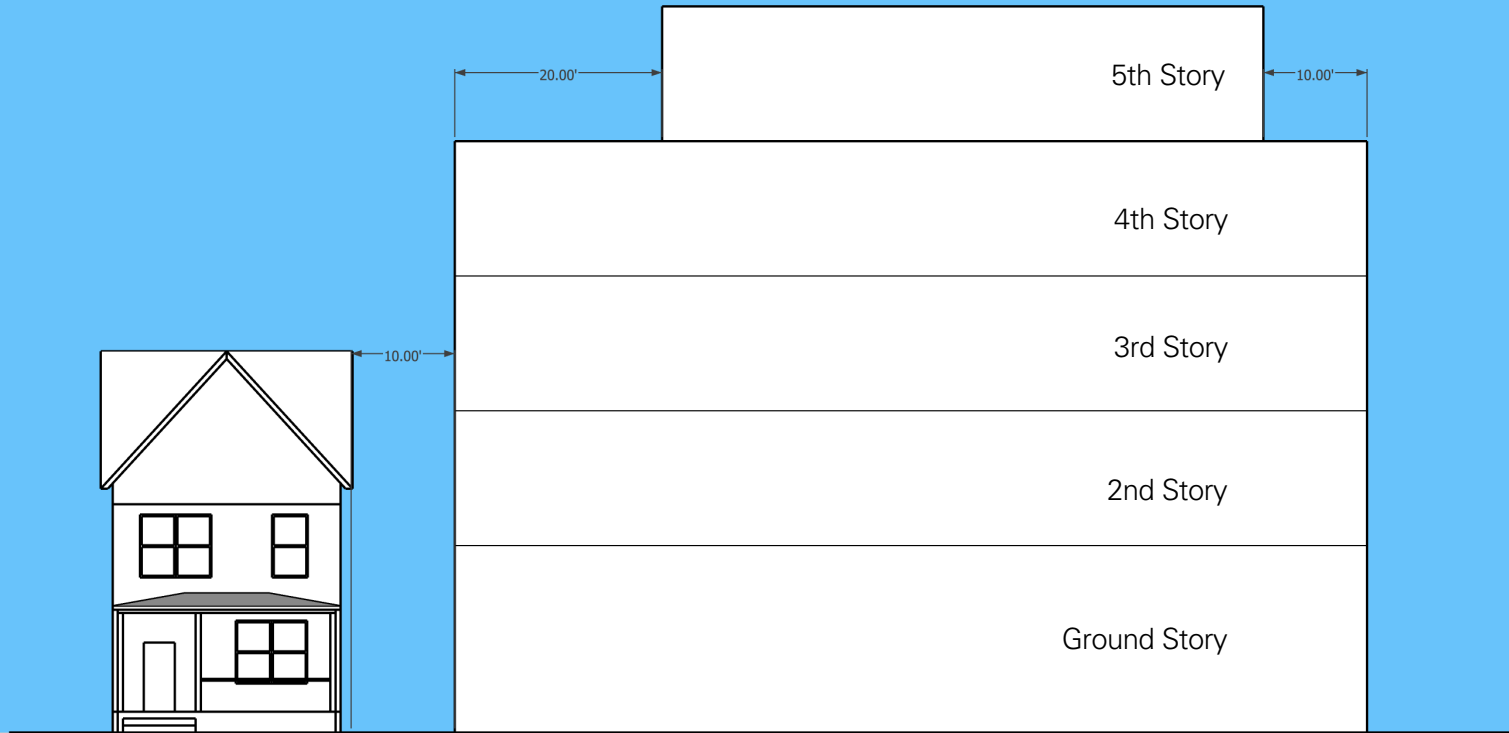
2.4.4.viii When required, any building that exceeds four (4) stories in height must step-back at the 5th story as indicated for each building type. Buildings on any lot less than sixty-five (65) feet deep are exempt from the upper story step-back requirement.

Upper Story Step-Back (min)	--
Primary & Secondary Front	10 ft
Side or Rear abutting NR or LHD	30 ft









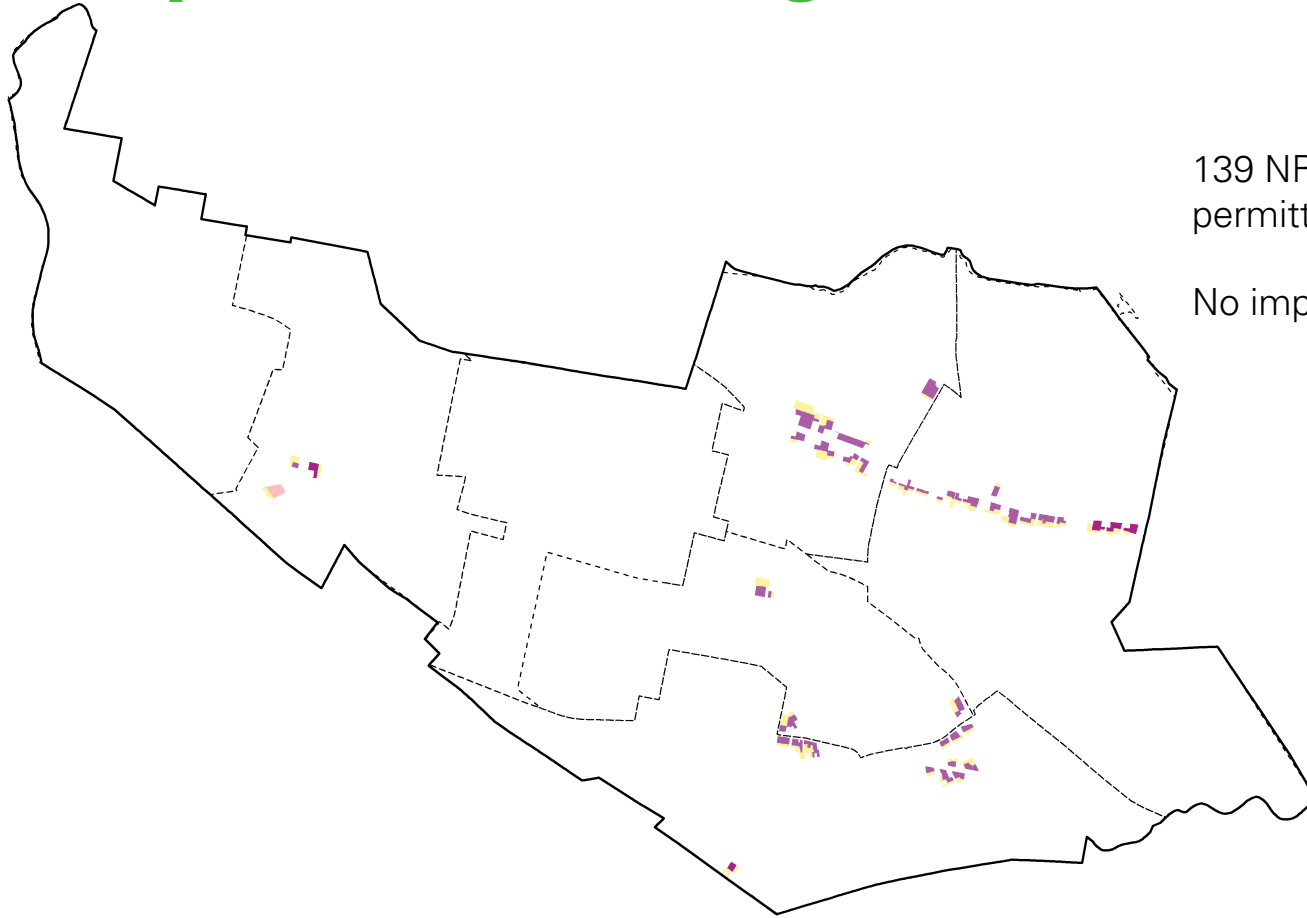
Upper Story Step-Backs



Upper Story Step-Backs



Properties Abutting MR, HR, CC (5+ Stories)



Stats

139 NR Lots Abutting other Districts permitted for 5 or more Stories (1.2%)

No impacts to Wards 5 or 7

WARD 1



WARD 2



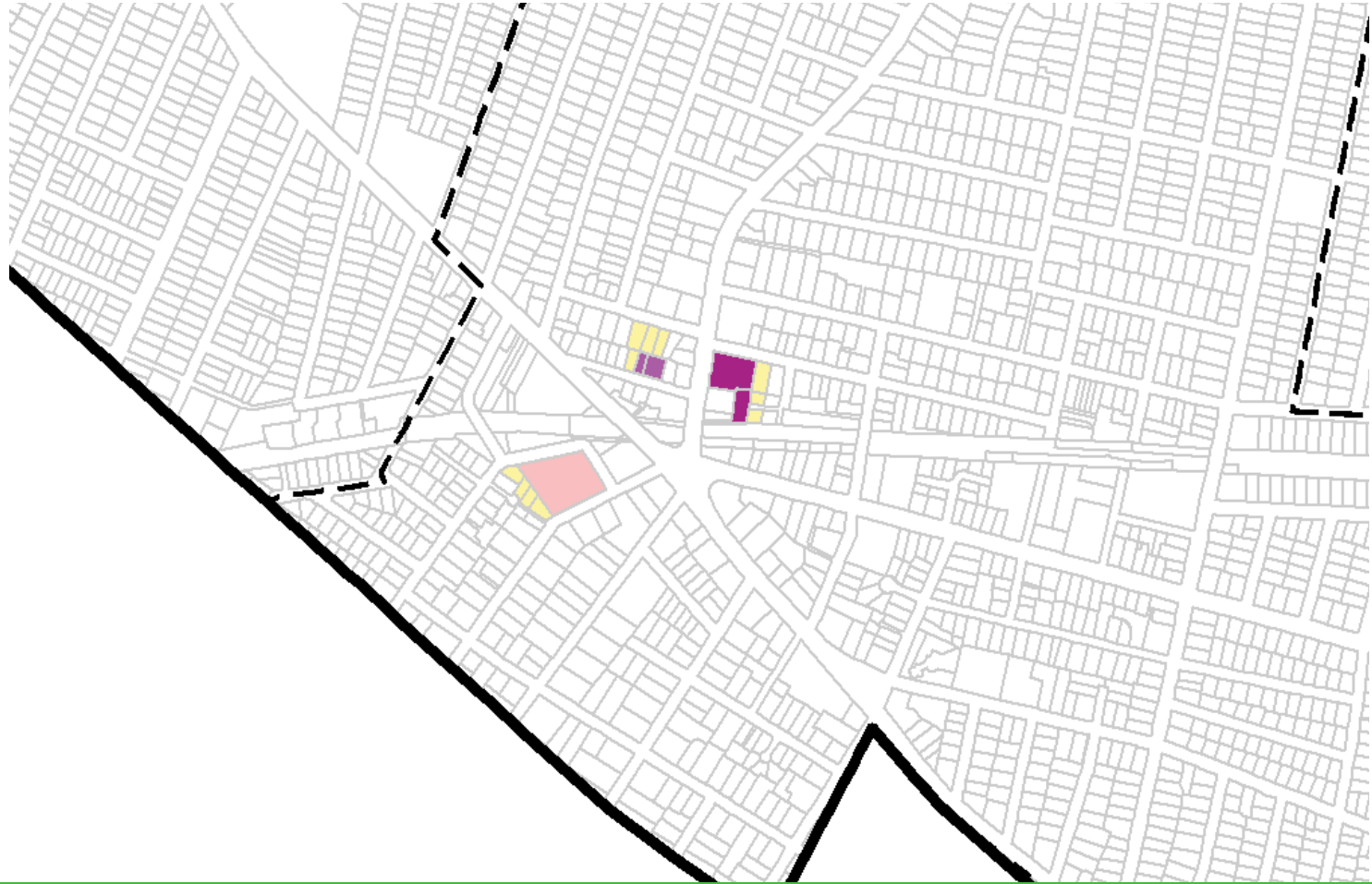
WARD 3



WARD 4



WARD 6



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9. USE PROVISIONS

General

Table 9.1.1 Permitted Uses

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
Personal Services (except as follows)	N	N	P	P	P	P	P	N	P	P	P	N	\$9.2.6.k
Body Art Services	N	N	SP	SP	SP	SP	SP	P	SP	P	P	N	\$9.2.6.k.i
Fitness Services	N	N	P	P	P	P	P	P	P	P	P	N	\$9.2.6.k.ii
Funeral Services	N	N	SP	SP	SP	SP	SP	N	SP	P	P	N	\$9.2.6.k.iii
Formula Personal Services	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	\$9.2.6.k.v
Recreation Services	N	N	SP	SP	SP	SP	SP	SP	SP	P	P	N	\$9.2.6.l
Vehicle Parking (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	\$9.2.6.m
Bike Share Parking	N	P	P	P	P	P	P	P	P	P	P	P	\$9.2.6.m.i
Car Share Parking (3 or less)	N	P	P	P	P	P	P	P	P	P	P	N	\$9.2.6.m.ii
Car Share Parking (4 or more)	N	SP	P	P	P	P	P	P	P	P	P	N	\$9.2.6.m.ii
Commercial Parking	N	N	P	P	P	P	P	P	P	P	P	N	\$9.2.6.m.iii
Food and Beverage Services													
Bar, Restaurant, or Tavern	N	N	P	P	P	P	P	N	P	P	P	N	\$9.2.7.a
Formula Food or Beverage Establishment	N	N	SP	SP	SP	SP	SP	N	SP	SP	P	N	\$9.2.7.c
Industrial													
Dry Cleaning or Laundry Services	N	N	N	N	N	N	N	N	N	SP	N	N	\$9.2.8.a
Data Center	N	N	N	N	N	N	N	N	N	SP	N	N	\$9.2.8.b
Manufacturing	N	N	N	N	N	N	N	P	N	P	N	N	\$9.2.8.c
Moving or Storage Services (except as follows)	N	N	N	N	N	N	N	N	N	P	N	N	\$9.2.8.d
Self Storage	N	N	N	N	N	N	N	N	N	SP	SP	N	\$9.2.8.d.i
Recycling Collection	N	N	N	N	N	N	N	N	N	SP	N	N	\$9.2.8.e
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	\$9.2.8.f
Trucking or Transportation Depot	N	N	N	N	N	N	N	N	N	SP	N	N	\$9.2.8.g
Wholesale Trade or Distribution	N	N	N	N	N	N	N	P	N	P	N	N	\$9.2.8.h
Lodging													
Bed & Breakfast	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	\$9.2.9.a
Hotel or Hostel	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	\$9.2.9.b

P - Permitted SP - Special Permit Required N - Not Permitted

06/22/19

SOMERVILLE ZONING ORDINANCE | 417

9. USE PROVISIONS

General

Table 9.1.1 Permitted Uses

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
Office													
General Office	N	N	P	P	P	P	P	N	P	P	P	N	\$9.2.10.a
Research and Development or Laboratory	N	N	P	P	P	P	P	N	P	P	P	N	\$9.2.10.b
Residential													
Household Living	P	P	SP	SP	SP	SP	SP	N	N	N	N	N	\$9.2.11.a
Group Living (except as follows)	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	\$9.2.11.b
Community or Group Residence	P	P	P	P	P	P	P	N	N	N	N	N	\$9.2.11.b.i
Dormitory or Chapter House	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	\$9.2.11.b.ii
Homeless Shelter	N	N	SP	SP	SP	SP	SP	N	N	N	N	N	\$9.2.11.b.iii
Nursing Home/Assisted Living Facility	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	\$9.2.11.b.iv
Rooming House	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	\$9.2.11.b.v
Retail Sales													
Building/Home Supplies or Equipment	N	N	SP	SP	SP	SP	SP	N	SP	P	P	N	\$9.2.12.a
Consumer Goods (except as follows)	P	P	P	P	P	P	P	N	P	P	P	N	\$9.2.12.b
Alcohol Sales	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	\$9.2.12.b.ii
Firearms Sales	N	N	N	N	N	N	N	N	N	SP	SP	N	\$9.2.12.b.iv
Formula Retail	N	N	SP	SP	SP	SP	SP	N	SP	SP	P	N	\$9.2.12.c
Fresh Food Market or Grocery Store	P	P	P	P	P	P	P	N	P	SP	P	N	\$9.2.12.d
Farm/Vendor Market	N	N	P	P	P	P	P	N	P	P	P	N	\$9.2.12.e
Urban Agriculture													
Farming (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	\$9.2.13.a
Commercial Farming	N	N	P	P	P	P	P	P	P	P	P	N	\$9.2.13.a.i
Community Farming	P	P	P	P	P	P	P	P	P	P	P	P	\$9.2.13.a.ii
Community Gardening	P	P	P	P	P	P	P	P	P	P	P	P	\$9.2.13.b

P - Permitted SP - Special Permit Required N - Not Permitted

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06/22/19



TONIGHT'S AGENDA

1. Upcoming Meeting Schedule
2. Lot Coverage
3. Permeable Surfaces
4. Green Score
5. District Adjacencies
6. Formula Businesses
- 7. Development Benefits (Article Organization only)**



Article Organization / Housekeeping

1. Affordable Housing
2. Linkage
3. **Buyouts & Payments**
 - **Move appropriate language from various other locations**
 - **Insert references to new section where appropriate**
4. **Density Bonuses**
 - **Reserve for future use**



City of Somerville

ZONING OVERHAUL